

Department/Board:	Address of Leased Space:	City:	Zip Code	Lease Start:	Lease End:	Size (SF):	Base Rent (PSF):	Operating Expenses (PSF):	Utilities (PSF):	Pays Utilities	Janitorial (PSF):	Pays Janitorial	Parking (PSF):	Pays Parking	Additional Rent (PSF):	Pays Additional Rent	Gross Rent (PSF):	Annual Rent:	Rent Escalations:	Lease Structure:	Notes	Landlord:	LL Address:	LL City:	State:	Zip Code:	Landlord Representative:	Landlord Phone Number	Landlord E-mail Address	
Education	117 East Call Street	Algona	50511	7/1/2008	6/30/2020	280	\$10.07	\$0.00	\$0.00		\$0.00	Yes	\$0.00		\$0.00		\$10.29	\$2,881.20	\$11.51-1/1/2019-12/31/2021; \$12.08-1/1/2022-12/31/2022	Modified Gross - pays janitorial, trash removal, fluorescent bulbs		T.L.C. LLC	P.O. Box 445, 405 Broad Street	Whitmore	IA	50598	B.W. Thul, Principal	515-884-0022	<a href="mailto:bwthul@thullaw.com">bwthul@thullaw.com</a>	
Education	819 Wheeler Street, Ste 6	Ames	50010	1/1/2016	12/31/2022	3044	\$11.51	\$3.62	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$15.13	\$46,055.72		Modified Gross - pays utilities, janitorial	Also paid \$94,250.00 up front for tenant improvements	Grand Investors, LLC	819 Wheeler Street, Suite 6	Ames	IA	50010	David Klatt	515 290 8428	<a href="mailto:David@klatt-assoc.com">David@klatt-assoc.com</a>	
Transportation	West Hy-Vee Plaza, 3708 Lincoln Way	Ames	50014	5/15/1995	11/30/2020	4700	\$5.25	\$4.73	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$9.98	\$46,906.00		Modified Gross - pays all utilities, operating expense (taxes, ins, CAM) # is estimate		Hurd Lincoln Way LLC	2000 Fuller Road	West Des Moines	IA	50265	Richard Hurd	515-778-1000	<a href="mailto:richard.hurd@hurdrealty.com">richard.hurd@hurdrealty.com</a>	
Transportation	409 Northwestern	Ames	50010	8/28/1995	8/31/2022	3392	\$5.48	\$0.00	\$0.00	Yes	\$0.00		\$0.00		\$0.00		\$5.48	\$18,588.16		Modified Gross - pays utilities and replacement of light bulbs		Ronald J. McMillen	29659 595th Avenue	Cambridge	IA	50046	Ron McMillen/Chris Eggert	515-232-6997 Chris - (rep) 515-663-6561	<a href="mailto:chris.eggert@sigler.com">chris.eggert@sigler.com</a>	
Workforce Development	903 Lincoln Way	Ames	50010	8/1/2018	7/31/2020	1266	\$6.80	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$6.80	\$8,608.80		MOU - Full Service Rate	Memorandum of Understanding	Iowa Department of Transportation	800 Lincoln Way	Ames	IA	50010	Mike Harvey	515-239-1964	<a href="mailto:mike.harvey@iowadot.us">mike.harvey@iowadot.us</a>	
Natural Resources	300 Chamber Drive, Box 488	Anamosa	52205	10/1/2011	9/30/2020	257	\$18.38	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$18.38	\$4,723.66		Full Service Rate		Nordon Properties	19243 Stone Bridge Road	Monticello	IA	52310	Norman Zimmerman	319-480-6676	<a href="mailto:normzim@gmail.com">normzim@gmail.com</a>	
Commerce	902 SE Shurline Drive	Ankeny	50021	4/1/2019	3/31/2020	20322	\$5.20	\$1.42		Yes		Yes	\$0.00				\$6.62	\$134,531.64		Base-CAM Lease - pays operating expenses, utilities, janitorial, light bulbs - annual reconciliation on a calendar year basis.		E+G Properties, LLC.	1603 22nd Street, Suite 103	West Des Moines	IA	50266	Richard Margulies	515-226-9300 - Office 515-240-0250 - Mobile	<a href="mailto:richard@margulies.net">richard@margulies.net</a>	
Human Services	1605 SE Delaware, Suite A	Ankeny	50021	7/1/2008	6/30/2020	4500	\$5.50	\$8.37	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$13.87	\$62,415.00		Triple Net - pays operating expenses, utilities, janitorial		MDM Equity -2011, LLC (owner), c/o Hubbell Realty Co.	6900 Westown Pkwy	Des Moines	IA	50266	Jeff Spence	515-221-6636 Cell: 515-778-1188	<a href="mailto:jeff.spence@cbre.com">jeff.spence@cbre.com</a>	
Lottery	1918 SE Hulsizer Road	Ankeny	50021	7/1/2005	6/30/2020	12300	\$7.15	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$7.15	\$87,945.00		Full Service Rate, warehouse space		Iowa Alcoholic Beverage Division	1918 SE Hulsizer	Ankeny	IA	50021	Steve Larson	515-281-7402	<a href="mailto:larson@iowaabd.com">larson@iowaabd.com</a>	
Public Safety	3700 SE Convenience Road	Ankeny	50021	12/1/2006	12/31/2020	3 hangars	\$0.00	\$0.00	\$0.00		\$0.00	Yes	\$0.00		\$0.00		\$0.00	\$6,300.00		Hangar Lease (3 hangars)		Polk County Aviation Authority	410 W. 1st Street	Ankeny	IA	50023	Lynn Miller	515-965-1020 - Ext 111	<a href="mailto:lynn@execaviation.com">lynn@execaviation.com</a>	
Education	1005 E. 7th Street, Suite 201	Atlantic	50022	11/1/2011	10/31/2022	793	\$9.57	\$0.00	\$0.00		\$0.23	Yes	\$0.00		\$0.00		\$9.80	\$7,771.40	11-1-19 rent increases to \$9.71/sf; 11-1-20 rent increases to \$9.86/sf; 11-1-21 rent increases to \$10.01/sf	Modified Gross - tenant pays janitorial		Treyner State Bank	15 E. Main St. P.O. Box A	Treyner	IA	51575	Gene Young	712-487-0318	<a href="mailto:gene.young@tsbg.com">gene.young@tsbg.com</a>	
Natural Resources	1401 Sunnyside Lane	Atlantic	50022	5/1/2013	4/30/2020	5230	\$10.09	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$10.09	\$52,770.70		Net -- Tenant pays 60% of utilities and CAM when fully occupied - Pays 100% of utilities and 60% of CAM when adjoining space is vacant. Tenant pays 60% for the increase in taxes and insurance using a base year of 2012.		Country Crossings L.L.P.	54880 Fair River Road	Atlantic	IA	50222	Susie Pellett	712-243-1075;712-254-1150 (cell)	<a href="mailto:susiepellett@yahoo.com">susiepellett@yahoo.com</a> ; <a href="mailto:todd@pelgas.com">todd@pelgas.com</a>	
Natural Resources	206 Rose Street	Bellevue	52031	1/1/2008	12/31/2020	4000	\$6.28	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$6.28	\$25,120.00		Modified Gross - all utilities, janitorial, increase above base year 2006 taxes, insurance. (Statewide Exception to pay at beginning of month - not in arrears)		Frinel, Inc.	135 Riverside Street	Bellevue	IA	52031	Anne Felderman	563-542-9944	<a href="mailto:ane241999@yahoo.com">ane241999@yahoo.com</a>	
Education	1000 North Roosevelt	Burlington	52601	7/1/1997	6/30/2020	2900	\$15.00	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$15.00	\$43,500.00		Modified Gross - pays utilities, janitorial and trash removal		Yesari LLC	PO Box 902, 1007 Monticello Drive	Burlington	IA	52601	Doug Ziegler	319-371-4057	<a href="mailto:yesarallc@yahoo.com">yesarallc@yahoo.com</a>	
Human Services	409 North 4th Street	Burlington	52601	5/1/2003	4/30/2021	4892	\$6.45	\$0.00	\$0.68	Yes	\$0.00	Yes	\$0.00		\$0.00		\$7.13	\$34,879.96		Modified Gross - tenant pays electric, janitorial, light bulbs		Social Service Center Partners	PO Box 933	Burlington	IA	52601	Karel VanHaften & Terry A. Arellano	319-572-6636 319-572-6637	<a href="mailto:terryarellano@yahoo.com">terryarellano@yahoo.com</a>	
Inspections & Appeals	216 S. Third Street	Burlington	52601	9/1/2002	9/30/2022	2890	\$7.68	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$7.68	\$22,195.20		Modified Gross -- Tenant pays for utilities, janitorial and light bulbs		CMM Co. LLC	107 Valley Street, P.O. Box 278	Burlington	IA	52601	MacArthur Coffin	319-752-4571	<a href="mailto:mac@frankmillard.com">mac@frankmillard.com</a>	
Workforce Development	1000 North Roosevelt Avenue	Burlington	52601	7/1/1998	6/30/2020	11801	\$15.00	\$0.00	\$0.25	Yes	\$1.75	Yes	\$0.00		\$0.00		\$17.00	\$200,617.00	1/1/20 - \$13.51/sf	Modified Gross - electric, gas, 39% of water/sewer for building, bulb replacement, and 39% of any increase in property taxes. Landlord pays for snow removal, landscaping, HVAC filters, trash and pest control	Additional rent is \$13 that will be paid upon move in to the facility	Yesari LLC	PO Box 902, 1007 Monticello Drive	Burlington	IA	52601	Doug Ziegler	319-371-4057	<a href="mailto:yesarallc@yahoo.com">yesarallc@yahoo.com</a>	
Transportation	Westland Mall - 550 South Gear Avenue	Burlington	52655	2/1/2016	2/28/2021	2408	\$13.11	\$3.41	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00	\$89,059.64	\$16.52	\$39,780.16		Modified Gross -- Tenant pays for utilities, janitorial and CAM consisting of \$2.47/psf for taxes, \$0.15/psf for sprinkler maintenance and \$0.79/psf for insurance		Westland Mall Realty Holding, LLC	1010 Northern Boulevard	Great Neck	NY	11021	Eric Hedlund	469-391-7425-ext 27425	<a href="mailto:Ehedlund@sheppardmullin.com">Ehedlund@sheppardmullin.com</a>	
Human Services	625 North West Street	Carroll	51401	10/1/2003	9/30/2021	4320	\$6.04	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$6.04	\$26,092.80		Modified Gross - utilities (gas & Electric), janitorial services.		Todd Kanne DBA Kanne Rentals	624 North Crawford Street	Carroll	IA	51401	Todd Kanne	712-792-2722 Cell - 402-212-3466	<a href="mailto:Todd@communityoil.com">Todd@communityoil.com</a>	
Workforce Development	619 North Carroll Street	Carroll	51401	6/22/1994	5/31/2020	4380	\$7.67	\$0.00	\$0.00	Yes	\$0.00		\$0.00		\$0.00		\$7.67	\$33,594.60		Net - pays, insurance, utilities, trash, janitorial, snow removal & lawn care		Gertrude M. Nagl	726 North Clark St	Carroll	IA	51401	Richard Nagl Teri Goss	(719) 576-3393 or cell (719) 338-3104	<a href="mailto:teri.goss@bryancave.com">teri.goss@bryancave.com</a> <a href="mailto:richardnagl@gmail.com">richardnagl@gmail.com</a>	
Public Safety	4901 University Avenue, Suite F	Cedar Falls	50613	2/15/2008	1/31/2023	1673	\$9.00	\$5.17	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$14.17	\$23,706.41		Pays Base and Ops expenses CAM (includes utilities). Tenant pays for janitorial directly. Operating costs excluding taxes is capped at 3%.	Tenant pays for 34 parking spaces -- \$52/month	R&N Investment Properties	P.O. Box 728	Cedar Falls	IA	50613	David M. Nordyke	(W) 319-266-9907; cell-319-240-1507	<a href="mailto:dnordyke@cfu.net">dnordyke@cfu.net</a>	
Human Services	411 Third Street, Suite 200 & 510	Cedar Rapids	52401	1/1/2010	1/31/2023	7160	\$13.35	\$0.00	\$0.00		\$0.00	Yes	\$0.00		\$0.00		\$13.35	\$95,586.00		Modified Gross - Tenant pays for Janitorial		SLE Iowa Building, L.C.	221 2nd Avenue SE, Suite 400	Cedar Rapids	IA	52401	Stephen Emerson	319-364-7444 or cell - 319-310-6600	<a href="mailto:sle@aspectinc.net">sle@aspectinc.net</a>	
Human Services	411 Third Street, Suite 530 & 550	Cedar Rapids	52401	7/1/2012	6/30/2022	1664	\$13.35	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$13.35	\$22,214.40		Full Service Gross		SLE Iowa Building, L.C.	221 2nd Avenue SE, Suite 400	Cedar Rapids	IA	52401	Stephen Emerson	319-364-7444 or cell - 319-310-6600	<a href="mailto:sle@aspectinc.net">sle@aspectinc.net</a>	
Inspections & Appeals	411 3rd Street SE, Ste 720, 710 & 510	Cedar Rapids	52401	4/1/2009	6/30/2022	1273	\$13.35	\$0.00	\$0.00		\$0.00	Yes	\$0.00		\$0.00		\$13.35	\$16,994.55		Tenant - Janitorial in leased space.		SLE Iowa Building, L.C.	221 2nd Avenue SE, Suite 400	Cedar Rapids	IA	52401	Stephen Emerson	319-364-7444 or cell - 319-310-6600	<a href="mailto:sle@aspectinc.net">sle@aspectinc.net</a>	
Inspections & Appeals	425 2nd Street SE - 10th Floor	Cedar Rapids	52401	5/1/2016	4/30/2021	6860	\$8.97	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$8.97	\$61,534.20		Modified Gross - pays electric and janitorial	Additional Rent is \$65,196.34 includes 5% interest amortized over the life of the initial lease term	Panda Investments, Inc.	2118 Haven Court SW	Cedar Rapids	IA	52404	Lori Menge	319-329-4488	<a href="mailto:lori.panda@yahoo.com">lori.panda@yahoo.com</a>	
Lottery	2345 Blairs Ferry Road NE - Ste E	Cedar Rapids	52402	7/1/2001	6/30/2021	4800	\$13.63	\$2.61	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$16.24	\$77,952.00	7/1/19 - \$13.63/sf; 7/1/20 - \$13.90/sf	Pays CAM, utilities, trash removal and janitorial direct.		1395 Stamy Road, LLC	PO Box 25	Hiawatha	IA	52233	Stephanie Tupa	319-533-8522	<a href="mailto:sthept@corridormangement.net">sthept@corridormangement.net</a>	
Public Safety	10400 18th Street SW	Cedar Rapids	52404	12/15/2016	12/31/2019	343	\$4.20	\$0.00	\$0.00	Yes	\$0.00		\$0.00		\$0.00		\$4.20	\$1,440.60		Tenant pays \$100.00/month for space and \$20.00/month for utilities	Utilities included in Base Rate	Cedar Rapids Airport Commission	Eastern Iowa Airport	10400 18th Street SW	Cedar Rapids	IA	52404	Don Swanson	319-371-5715	<a href="mailto:d.swanson@crairport.org">d.swanson@crairport.org</a>
Revenue	411 3rd Street SE, Suite 500	Cedar Rapids	52401	9/1/2009	6/30/2022	2760	\$13.35	\$0.00	\$0.00		\$0.00	Yes	\$0.00		\$0.00		\$13.35	\$36,846.00		Modified Gross - tenant pays janitorial		SLE Iowa Building, L.C.	221 2nd Avenue SE, Suite 400	Cedar Rapids	IA	52401	Stephen Emerson	319-364-7444 or cell - 319-310-6600	<a href="mailto:sle@aspectinc.net">sle@aspectinc.net</a>	
Transportation	3726 Queen Court SW, Suites 203-208	Cedar Rapids	52404	1/1/2014	12/31/2023	7100	\$12.00	\$7.23	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$19.23	\$136,533.00		Triple Net - pays CAM, taxes, insurance, utilities and janitorial.		SK Investments LLC	375 Collins Rd NE, Suite 100	Cedar Rapids	IA	52402	Robert Butschi	319-393-3725	<a href="mailto:rbutschi@aol.com">rbutschi@aol.com</a>	
Workforce Development	Lindale Mall, 4444 First Avenue NE, Suite 436	Cedar Rapids	52402	8/1/2010	7/31/2020	28260	\$12.00	\$1.83	\$0.00	Yes	\$0.00		\$0.00		\$0.00		\$13.83	\$390,835.80		Tenant pays electric and trash removal.		Lindale Mall, LLC % Wp Glimcher Inc.	180 East Broad Street - 21st floor	Columbus	OH	43215	Tasha Garland - Candice Robinson	317-986-8513	<a href="mailto:Tasha.Garland@wpglimcher.com">Tasha.Garland@wpglimcher.com</a> <a href="mailto:Candice.Robinson@washingtonprime.com">Candice.Robinson@washingtonprime.com</a>	
Natural Resources	21792 490th Street/PO Box 30	Chariton	50049	11/1/2011	4/30/2020	287	\$13.93	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$13.93	\$3,997.91		Full Service Gross		Robert J. Murphy	204 South Filmore	Mt Ayr	IA	50854	Joe Murphy	641-464-2924	<a href="mailto:murphysws@yahoo.com">murphysws@yahoo.com</a>	
Natural Resources	611 Beck Street	Charles City	50616	11/1/2009	1/31/2020	346	\$11.12	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$11.12	\$3,847.52		Full Service Gross		Keiser Realty	PO Box 733	Charles City	IA	50616	Denise Holzer	Home -- (641) 228-7447; cell -- (641) 330-0988; work -- (641) 257-6570	<a href="mailto:sujo01@msn.com">sujo01@msn.com</a> <a href="mailto:holzer@charlescityschools.org">holzer@charlescityschools.org</a>	

Department/Board:	Address of Leased Space:	City:	Zip Code	Lease Start:	Lease End:	Size (SF):	Base Rent (PSF):	Operating Expenses (PSF):	Utilities (PSF):	Pays Utilities	Janitorial (PSF):	Pays Janitorial	Parking (PSF):	Pays Parking	Additional Rent (PSF):	Pays Additional Rent	Gross Rent (PSF):	Annual Rent:	Rent Escalations:	Lease Structure:	Notes	Landlord:	LL Address:	LL City:	State:	Zip Code:	Landlord Representative:	Landlord Phone Number	Landlord E-mail Address
Education	1251 W Cedar Loop	Cherokee	51012	1/1/1999	6/30/2023	325	\$3.11	\$0.00	\$0.00		\$0.00	Yes	\$0.00		\$0.00		\$3.11	\$1,010.75		MOU - Modified Gross - tenant pays pest control and maintenance and janitorial on an hourly basis.	Dept. of Human Services-Cherokee MHI	1251 W. Cedar Street	Cherokee	IA	51012	Jennifer Jenness-Lockwood	712-225-2594	<a href="mailto:jjenness@dhs.state.ia.us">jjenness@dhs.state.ia.us</a>	
Human Services	1251 W Cedar Loop	Cherokee	51012	7/1/2011	6/30/2022	1456	\$2.42	\$0.00	\$0.00		\$0.00	Yes	\$0.00		\$0.00		\$2.42	\$3,523.52		MOU - Modified Gross - reimburses janitorial	Dept. of Human Services-Cherokee MHI	1251 W. Cedar Street	Cherokee	IA	51012	Jason Smith	712-225-2594	<a href="mailto:ismith4@dhs.state.ia.us">ismith4@dhs.state.ia.us</a>	
Education	219 North 16th Street	Clarinda	51632	5/1/2015	4/30/2020	1188	\$9.50	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$9.50	\$11,286.00		Modified Gross - tenant pays telephone/internet service, electric, gas, water/sewer, janitorial services, trash removal, & light bulbs.	Chad Wellhausen	2029 O Avenue	Clarinda	IA	51632	Chad Wellhausen		<a href="mailto:chad.wellhausen@gmail.com">chad.wellhausen@gmail.com</a>	
Education	240 N. Bluff Blvd., Suite 102	Clinton	52732	11/1/2016	10/31/2021	915	\$12.50	\$0.00	\$0.00		\$0.00	Yes	\$0.00		\$0.00		\$12.50	\$11,437.50	11-1-19--\$13.50/sf	Modified Gross - pays janitorial	Paid tenant improvement cost of \$6,950.00 upon move in.	Clinton Bluff Road, LLC.	2660 E. 53rd Street, Suite 2	Davenport	IA	52807	Dan Dolan (owner) Beth Welzenbach (office mgr)	563-381-4088	<a href="mailto:dan@dandolanhomes.com">dan@dandolanhomes.com</a> <a href="mailto:beth@dandolanhomes.com">beth@dandolanhomes.com</a>
Human Services	121 6th Avenue South	Clinton	52732	7/15/2008	3/15/2023	3812	\$6.40	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.44	Yes	\$0.00		\$6.84	\$26,074.08		Modified Gross - Tenant pays 18.2% of the utilities, janitorial services and supplies, light bulbs, pest control, garbage disposal, real estate taxes, and property insurance. Tenant also pays \$10.00/parking space/month for 14 parking spaces or \$140.00 per month for parking.	DABO, Inc.	1037 6th Avenue North	Clinton	IA	52732	Mike Judge	563-244-8200	<a href="mailto:judgem@iowatelecom.net">judgem@iowatelecom.net</a>	
Transportation	316 S. 2nd Street	Clinton	52732	1/1/1989	5/31/2022	2500	\$13.92	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$13.92	\$34,800.00	6/1/20 - \$14.20/sf 6/1/2021 - \$14.49/sf	Modified Gross - pays utilities, janitorial. Rent includes 12 parking spaces.	Stark Properties	316 South Second St.	Clinton	IA	52732	Patti Stark	309-762-6467 or 563-357-3995	<a href="mailto:pattistark@gmail.com">pattistark@gmail.com</a>	
Education	300 West Broadway, Suite 33	Council Bluffs	51503	4/1/1996	2/29/2024	2486	\$6.36	\$3.50	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$9.86	\$24,511.96		Modified Gross - Tenant pays electric and janitorial services	Omni Center, LLC	300 West Broadway, Ste 1	Council Bluffs	IA	51503	Jeff Coats	712-309-3337	<a href="mailto:jcoats@coatsre.com">jcoats@coatsre.com</a>	
Human Services	300 West Broadway, Suite 32	Council Bluffs	51503	2/15/1996	2/29/2024	7987	\$6.36	\$3.50	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$9.86	\$78,751.82		Modified Gross - Tenant pays electric and janitorial services	5-year renewal option LL provided tenant with a \$31,020.00 carpet allowance along with costs associated demo and disposal at LL cost. Tenant responsible for furniture lifting or teardown/set up during project.	Omni Center, LLC	300 West Broadway, Suite 1	Council Bluffs	IA	51503	Jeff Coats	712-309-3337	<a href="mailto:jcoats@coatsre.com">jcoats@coatsre.com</a>
Human Services	300 West Broadway, Suite 110	Council Bluffs	51503	1/7/2008	6/30/2022	18614	\$12.74	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$12.74	\$237,142.36		Full Service Gross	Omni Center, LLC	301 West Broadway, Suite 1	Council Bluffs	IA	51503	Jeff Coats	712-309-3337	<a href="mailto:jcoats@coatsre.com">jcoats@coatsre.com</a>	
Inspections & Appeals	300 West Broadway, Suite 125	Council Bluffs	51503	4/1/2011	3/31/2021	5500	\$6.36	\$3.50	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.73	Yes	\$10.59	\$58,245.00		Modified Gross - electric, janitorial services, and light bulbs.	Omni Center, LLC	Omni Center, 301 West Broadway	Council Bluffs	IA	51503	Jeff Coats	712-309-3337	<a href="mailto:jcoats@coatsre.com">jcoats@coatsre.com</a>	
Public Safety	300 West Broadway, Suite 223	Council Bluffs	51504	6/1/2019	5/31/2022	1513	\$9.86	\$0.00	\$0.75		\$0.00		\$0.00		\$0.00		\$10.61	\$16,052.93		Full service Gross	Omni Center, LLC	Omni Center, 301 West Broadway	Council Bluffs	IA	51504	Jeff Coats	712-309-3337	<a href="mailto:jcoats@coatsre.com">jcoats@coatsre.com</a>	
Lottery	300 West Broadway, Suite 8	Council Bluffs	51503	1/1/2006	12/31/2020	3245	\$9.86	\$0.00	\$0.00	Yes	\$0.00		\$0.00		\$0.00		\$9.86	\$31,995.70		Pays electric only.	Omni Center, LLC	300 West Broadway Ste 1	Council Bluffs	IA	51503	Jeff Coats	712-309-3337	<a href="mailto:jcoats@coatsre.com">jcoats@coatsre.com</a>	
Transportation	1751 Madison Ave., Suite 330	Council Bluffs	51503	2/1/2010	1/31/2020	3311	\$17.00	\$0.00	\$0.00	Yes	\$0.00		\$0.00		\$0.00		\$17.00	\$56,287.00		Gross - pays utilities	Barbie Kashi in New York at 516-773-0010 Council Bluffs Realty LLC c/o Namdar Realty Group	150 Great Neck Road, Suite 304	Great Neck	NY	11021	Andrea Leinen	712-323-9536 or 516-773-0010	<a href="mailto:andrea@mallofthebluffs.com">andrea@mallofthebluffs.com</a>	
Transportation	300 West Broadway, Suite 12	Council Bluffs	51503	1/1/2018	12/31/2023	5230	\$9.86	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$9.86	\$51,567.80		Modified Gross - pays electric and janitorial inside leased premises	Omni Center, LLC	300 West Broadway, Suite 1	Council Bluffs	IA	51503	Jeff Coats	712-309-3337	<a href="mailto:jcoats@coatsre.com">jcoats@coatsre.com</a>	
Workforce Development	300 West Broadway, Suite 13	Council Bluffs	51503	5/9/1997	7/31/2020	13486	\$9.86	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$9.86	\$132,971.96		Modified Gross - pays electric and janitorial	Omni Center, LLC	300 West Broadway, Suite 1, Box 12	Council Bluffs	IA	51503	Justin Tabor	402-306-8888	<a href="mailto:email@justintabor.com">email@justintabor.com</a>	
Human Services	1103 S. Sumner Avenue	Creston	50801	9/1/2015	8/31/2025	3200	\$14.50	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$14.50	\$46,400.00	8/15/2020--rent increases to \$16.00/sf/yr	Full Service Gross	William J. Winke	7042 219th Trail	Albia	IA	52531	William J. Winke	641-938-2565	<a href="mailto:bwinke@voyager.net">bwinke@voyager.net</a>	
Natural Resources	904 East Taylor	Creston	50801	1/1/2013	12/31/2019	171	\$16.50	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$16.50	\$2,821.50		Full Service Gross	Terr Main	P.O. Box 632	Mount Ayr	IA	50854	Kelly Man	641-414-0001	<a href="mailto:kelly@tekblders.com">kelly@tekblders.com</a>	
Education	215 North Elm	Creston	50801	1/1/2015	12/31/2020	259	\$11.75	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$11.75	\$3,043.25		Full Service Gross	Matura Action Corporation	207 1/2 North Elm	Creston	IA	50801	Nicci Tucker	641-782-8431	<a href="mailto:ntucker@maturaact.org">ntucker@maturaact.org</a>	
Workforce Development	215 North Elm	Creston	50801	12/27/1995	12/31/2020	3150	\$11.75	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$11.75	\$37,012.50		Full Service Gross	Matura Action Corporation	207 1/2 North Elm	Creston	IA	50801	Nicci Tucker	641-782-8431	<a href="mailto:ntucker@maturaact.org">ntucker@maturaact.org</a>	
Education	3827 W. Locust	Davenport	52804	6/19/2012	5/31/2022	2100	\$12.50	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$12.50	\$26,250.00		Modified Gross -- electric, gas, water/sewer, janitorial & garbage	McAlister Properties, LLC	1314 Vail Avenue	Durant	IA	52747	Chris McAlister	563-447-1307 - office 562-318-8089 - cell	<a href="mailto:chris@mcialisterprop.com">chris@mcialisterprop.com</a>	
Human Services	3817 West Locust, Suite 2	Davenport	52804	7/1/2011	6/30/2020	1985	\$12.50	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$12.50	\$24,812.50		Modified Gross -- electric, gas, water/sewer, janitorial & garbage	McAlister Properties, LLC	1314 Vail Avenue	Durant	IA	52747	Chris McAlister	563-447-1307 - office 562-318-8089 - cell	<a href="mailto:chris@mcialisterprop.com">chris@mcialisterprop.com</a>	
Human Services	3911 West Locust Street	Davenport	52804	11/1/2003	10/31/2020	10625	\$12.77	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$12.77	\$135,681.25		Modified Gross - pays janitorial, utilities	McAlister Properties, LLC	1314 Vail Avenue	Durant	IA	52747	Chris McAlister	562-318-8089 - cell	<a href="mailto:chris@mcialisterprop.com">chris@mcialisterprop.com</a>	
Inspections & Appeals	2942 Brady Street - Suites A & B	Davenport	52803	7/1/2011	6/30/2022	1523	\$7.62	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$7.62	\$11,605.26		Modified Gross - pays light bulbs/ballasts and janitorial for suites A&B, plus 80% electric/gas/water/sewer in Suite A.	Davenport Jaycee Foundation	P.O. Box 2282	Davenport	IA	52809	Richard Craddick	563-264-4394	<a href="mailto:whisperingpines91@gmail.com">whisperingpines91@gmail.com</a>	
Inspections & Appeals	332 N. Harrison, Suite 100	Davenport	52801	12/1/2009	9/30/2019	5415	\$10.00	\$2.38	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$12.38	\$67,037.70		Triple Net - pays janitorial, utilities, light bulbs	332 Harrison Street LLC C/O Kerry Panozzo	4141 45th Avenue	Rock Island	IL	61201	Kerry Panozzo	(309) 721-3288	<a href="mailto:kpanozzo@yahoo.com">kpanozzo@yahoo.com</a>	
Workforce Development	902 West Kimberly Road, Suite 51	Davenport	52806	11/1/1986	7/31/2019	15125	\$12.00	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$12.00	\$181,500.00		Modified Gross - pays tax increase over base year and utilities	Local Property Mgr -- Ruhl Commercial Company, Courtney Sievert, (563) 823-5151; csievert@ruhlcommercial.com	CapRealty 14-Village LLC.	c/o Capstone Real Estate Group, Inc., 2 Green Village Road, Suite 209,	Madison	NJ	07940	Caitlin Lauletta, Ruth Gohke Sam Buchholz	973-998-6800 - Sam is 973-998-9230	<a href="mailto:clauletta@capstonegroupinc.com">clauletta@capstonegroupinc.com</a> <a href="mailto:rgohke@capstonegroupinc.com">rgohke@capstonegroupinc.com</a>
Transportation	902 West Kimberly Road	Davenport	52806	2/1/2013	12/31/2023	7500	\$8.00	\$2.59	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$10.59	\$79,425.00		Triple Net	Local Property Mgr -- Ruhl Commercial Company, Courtney Sievert, (563) 823-5151; csievert@ruhlcommercial.com	CapRealty 14-Village LLC.	c/o Capstone Real Estate Group, Inc., 2 Green Village Road, Suite 209,	Madison	NJ	07941	Caitlin Lauletta, Ruth Gohke	973-998-6800	<a href="mailto:clauletta@capstonegroupinc.com">clauletta@capstonegroupinc.com</a> <a href="mailto:rgohke@capstonegroupinc.com">rgohke@capstonegroupinc.com</a>
Natural Resources	3397 340th Street	Dayton	50530	11/1/2013	10/31/2019	8000	\$1.13	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$1.13	\$9,000.00		Modified Gross-- Tenant is responsible for electricity, propane, janitorial, trash removal and snow and ice removal.	Xenia Rural Water District	23998 141st Street, P.O. Box 39	Bouton	IA	50039	Corey Iben	515-676-2117 ext 116; 515-979-6126	<a href="mailto:ciben@xenewater.org">ciben@xenewater.org</a>	
Education	325 Washington Street, Suite A	Decorah	52101	10/1/2018	7/31/2021	1377	\$18.50	\$0.00	\$0.00		\$0.00	Yes	\$0.00		\$0.00		\$18.50	\$25,474.50		Modified Gross - pays janitorial	Upper Explorerland Regional Planning Commission	325 Washington Street, Ste A	Decorah	IA	52101	Rachelle Howe, Exec Director	563-382-6171	<a href="mailto:rhowe@uerpc.org">rhowe@uerpc.org</a>	
Human Services	317 Washington Street, Suite 2	Decorah	52101	7/1/2008	6/30/2023	3100	\$14.13	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$15.43	\$47,833.00		Modified Gross - pays electric, gas, janitorial, light bulbs	Decorah Properties, Inc	325 Washington St, PO Box 127	Decorah	IA	52101	Keith Bruening/Ron Fadness	563-382-2933	<a href="mailto:kbb@brueningrock.com">kbb@brueningrock.com</a> <a href="mailto:rdf@brueningrock.com">rdf@brueningrock.com</a>	
Workforce Development	325 Washington Street, Suite A	Decorah	52101	8/15/2011	7/31/2021	1235	\$18.50	\$0.00	\$0.00		\$0.00	Yes	\$0.00		\$0.00		\$18.50	\$22,847.50		Modified Gross - pays janitorial	Upper Explorerland Regional Planning Commission	325 Washington Street, Ste A	Decorah	IA	52101	Rachelle Howe, Exec Director	563-382-6171	<a href="mailto:rhowe@uerpc.org">rhowe@uerpc.org</a>	
Blind	600 4th Street	Des Moines	50309	4/1/2019	3/31/2020	25 parking stalls	\$1,625.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$1,625.00	\$19,500.00		Parking lease -60 day termination for convenience	Parking lease	611 Fifth Avenue, LLC	5000 Westown Parkway, Suite 400	West Des Moines	IA	50266	Jake Lundgren	515-222-5228	<a href="mailto:jake@knappproperties.com">jake@knappproperties.com</a>
Commerce	200 E. Grand Ave, 3rd floor, Suite 300 and 350	Des Moines	50309	10/1/1996	9/30/2026	12013	\$6.80	\$9.85	\$0.00		\$0.00		\$0.00		\$0.00		\$16.65	\$200,016.45	10-1-21 rent increases to \$7.30/sf; 10-1-24 rent increases to \$7.80/sf	Pays operating expenses, utilities, janitorial, light bulbs	East Grand Office Park L.P.	100 E. Grand Avenue, Suite 100	Des Moines	IA	50309	Tyler Price - R&R Realty	515-974-5238	<a href="mailto:Price.Tyler@rrrealty.com">Price.Tyler@rrrealty.com</a>	

Department/Board:	Address of Leased Space:	City:	Zip Code:	Lease Start:	Lease End:	Size (SF):	Base Rent (PSF):	Operating Expenses (PSF):	Utilities (PSF):	Pays Utilities:	Janitorial (PSF):	Pays Janitorial:	Parking (PSF):	Pays Parking:	Additional Rent (PSF):	Pays Additional Rent:	Gross Rent (PSF):	Annual Rent:	Rent Escalations:	Lease Structure:	Notes:	Landlord:	LL Address:	LL City:	State:	Zip Code:	Landlord Representative:	Landlord Phone Number:	Landlord E-mail Address:
Commerce	200 E. Grand Ave, 3rd floor, Suite 370	Des Moines	50309	10/1/1996	9/30/2026	2267	\$6.80	\$9.93	\$0.00		\$0.00		\$0.00		\$0.00		\$16.73	\$37,926.91	10-1-21 rent increases to \$7.30/sf; 10-1-24 rent increases to \$7.80/sf	Pays operating expenses, utilities, janitorial, light bulbs		East Grand Office Park L.P.	100 E. Grand Avenue, Suite 100	Des Moines	IA	50309	Tyler Price - R&R Realty	515-974-5238	<a href="mailto:Price.Tyler@rrrealty.com">Price.Tyler@rrrealty.com</a>
Commerce	601 Locust Street	Des Moines	50309	7/29/2013	8/28/2020	34438	\$14.28	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00	Yes	\$0.00		\$14.28	\$491,774.64		Triple Net - pays increase over Year 2 for operating expenses, utilities, janitorial, light bulbs, security, parking and real estate taxes	Tenant pays \$1,225.00/mo for parking.	Ruan Inc.	666 Grand Avenue	Des Moines	IA	50309	Melissa Duffy	515-480-0757	<a href="mailto:melissa.duffy@cbre.com">melissa.duffy@cbre.com</a>
Cultural Affairs	920 Morgan Street, Suite M	Des Moines	50309	8/1/2005	7/31/2020	26710	\$4.00	\$4.03	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$8.03	\$214,481.30		Pays CAM, operating expenses, utilities, janitorial - Ops hard capped at 4%		Hubbell Realty Co.	6900 Westown Pkwy	West Des Moines	IA	50266	John A Bergman	515-720-2578	<a href="mailto:john.bergman@hubbellrealty.com">john.bergman@hubbellrealty.com</a> <a href="mailto:krista.capp@hubbellrealty.com">krista.capp@hubbellrealty.com</a>
Economic Development	200 E. Grand Avenue	Des Moines	50309	10/1/1996	9/30/2026	36218	\$8.00	\$9.89	\$0.00		\$0.00		\$0.00		\$0.00		\$17.89	\$647,940.02	10-1-21 rent increases to \$8.50/sf; 10-1-24 rent increases to \$9.00/sf	Pays operating expenses, utilities, janitorial, light bulbs		East Grand Office Park L.P.	100 E. Grand Avenue, Suite 100	Des Moines	IA	50309	Tyler Price - R&R Realty	515-974-5238	<a href="mailto:Price.Tyler@rrrealty.com">Price.Tyler@rrrealty.com</a>
Education	475 SW 5th Street - Ste D	Des Moines	50309	8/1/2018	7/31/2025	9359	\$15.00	\$0.00	\$0.00		\$0.00	Yes	\$0.00		\$0.00		\$15.00	\$140,385.00	8/1/2022 - 7/31/2025 - \$15.30/sf.	Modified Gross -- Tenant pays increase in taxes above the property tax base of \$1.46/sf.	Property taxes reviewed annually - tenant pays any increase above the \$1.46/sf. reconciled with Polk County tax statement.	MLK River Point, LLC	P.O. Box 1797	Des Moines	IA	50305-1797	Andy Burton Rich Eychaner	515-991-7903 515-321-6366	<a href="mailto:andy@eychanerproperties.com">andy@eychanerproperties.com</a> ; <a href="mailto:rich@eychanerproperties.com">rich@eychanerproperties.com</a>
Education	535 SW 7th Street	Des Moines	50309	9/1/2004	8/31/2023	36071	\$7.00	\$7.44	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$14.44	\$520,865.24		Base-CAM Lease - pays operating expenses, utilities, janitorial, light bulbs - annual reconciliation on a calendar year basis.		401 SW 8th Street LLC.	6901 Westown Pkwy	West Des Moines	IA	50267	John A Bergman JR Textor	515-720-2578 515-508-9945	<a href="mailto:john.bergman@hubbellrealty.com">john.bergman@hubbellrealty.com</a> ; <a href="mailto:jr.textor@hubbellrealty.com">jr.textor@hubbellrealty.com</a>
Human Services	400 SW 8th Street - Ste 250	Des Moines	50309	9/1/2016	8/31/2023	6275	\$7.50	\$8.43	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$15.93	\$99,960.75		Base-CAM Lease - pays operating expenses, utilities, janitorial, light bulbs - annual reconciliation on a calendar year basis.		401 SW 8th Street LLC.	6901 Westown Pkwy	West Des Moines	IA	50267	John A Bergman JR Textor	515-720-2578 515-508-9945	<a href="mailto:john.bergman@hubbellrealty.com">john.bergman@hubbellrealty.com</a> ; <a href="mailto:jr.textor@hubbellrealty.com">jr.textor@hubbellrealty.com</a>
Human Services	525 SW 5th Sutes A and B	Des Moines	50309	8/1/2015	7/31/2020	6555	\$13.22	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$13.22	\$86,657.10		Full Service Lease		MLK River Point, LLC	P.O. Box 1797	Des Moines	IA	50305	Andy Burton Rich Eychaner	515-991-7903 515-321-6366	<a href="mailto:andy@eychanerproperties.com">andy@eychanerproperties.com</a> ; <a href="mailto:rich@eychanerproperties.com">rich@eychanerproperties.com</a>
Human Services	525 SW 5th Street, Suite H	Des Moines	50309	10/1/2008	9/30/2020	4950	\$13.22	\$0.00	\$0.00		\$0.00	Yes	\$0.00		\$0.00		\$13.22	\$65,439.00		Full Service Lease		MLK River Point, LLC	P.O. Box 1797	Des Moines	IA	50305	Andy Burton Rich Eychaner	515-991-7903 515-321-6366	<a href="mailto:andy@eychanerproperties.com">andy@eychanerproperties.com</a> ; <a href="mailto:rich@eychanerproperties.com">rich@eychanerproperties.com</a>
Human Services	400 SW 8th Street - Ste 200	Des Moines	50309	9/1/2004	8/31/2023	16155	\$7.50	\$7.79	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$15.29	\$247,009.95		Base-CAM Lease - pays operating expenses, utilities, janitorial, light bulbs - annual reconciliation on a calendar year basis.		400 SW 8th Street LLC.	6900 Westown Pkwy	West Des Moines	IA	50266	John A Bergman JR Textor	515-720-2578 515-508-9944	<a href="mailto:john.bergman@hubbellrealty.com">john.bergman@hubbellrealty.com</a> ; <a href="mailto:jr.textor@hubbellrealty.com">jr.textor@hubbellrealty.com</a>
Human Services	700 Second Ave, Suite 101	Des Moines	50309	1/1/2013	12/31/2022	2229	\$13.25	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$13.25	\$29,534.25	1-1-20 rent increases to \$13.50/sf; 1-1-21 rent increases to \$13.75/sf; 1-1-22 rent increases to \$14.00/sf	Full Service Gross		EVPA Properties, L.L.C.	700 Second Avenue, Suite 200	Des Moines	IA	50309	Todd Elverson	515-243-1914	<a href="mailto:todd.elverson@elversonlaw.com">todd.elverson@elversonlaw.com</a>
Human Services	611 5th Avenue - Ground Floor, 2nd, 3rd and 4th floors	Des Moines	50309	4/1/2019	3/31/2026	55307	\$14.50	\$0.00	\$0.00		\$0.00		\$3,250.00		\$0.00		\$14.50	\$801,951.50	2-1-21 rent increases to \$14.85/sf; 2-1-24 rent increases to \$15.25/sf	Full Service Gross (pays for 50 extra parking spaces at \$65.00/space/mo.)	Additional Rent is 1,778 SF of Server Room Space @ \$10/SF or \$17,780.04 annually.	611 Fifth Avenue, LLC	5000 Westown Parkway, Suite 400	West Des Moines	IA	50309	Jake Lundgren	515-222-5228	<a href="mailto:jake@knappproperties.com">jake@knappproperties.com</a>
Human Services	1914 Carpenter Ave	Des Moines	50314	11/1/2014	10/31/2020	3087	\$8.75	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$8.75	\$27,011.25		Full Service Gross		Iowa County of Polk	111 Court Avenue, Suite 300	Des Moines	IA	50309	Betty Devine John Rowen	515-286-3202 515-286-3131	<a href="mailto:betty.devine@polkcountyia.gov">betty.devine@polkcountyia.gov</a> <a href="mailto:John.Rowen@polkcountyia.gov">John.Rowen@polkcountyia.gov</a>
Iowa Law Enforcement Academy	5000 Westown Pkwy Suite 300	West Des Moines	50266	4/1/2019	6/30/2020	8897	\$10.90	\$8.73	\$0.00		\$0.00		\$0.00		\$0.00		\$19.63	\$174,648.11		Base-CAM Lease - pays operating expenses, utilities, janitorial, light bulbs - annual reconciliation on a calendar year basis.	Sublease	Upper Iowa University	5000 Westown Parkway, Suite 200	West Des Moines	IA	50266	Jen Webb, AVP Us Centers	515-225-1800	<a href="mailto:webbj@uiu.edu">webbj@uiu.edu</a>
Iowa Law Enforcement Academy	5001 Westown Pkwy Suite 104	West Des Moines	50266	4/1/2019	6/30/2020	3289	\$19.73	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$19.73	\$64,891.97		Full Service Gross		William C Knapp, L.C.	5000 Westown Parkway, Suite 400	West Des Moines	IA	50266	Jake Lundgren	515-222-5228	<a href="mailto:jake@knappproperties.com">jake@knappproperties.com</a>
Iowa Law Enforcement Academy	100 Jackson	Des Moines	50315	4/1/2019	6/30/2020	25000	\$32,500.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$32,500.00	\$390,000.00		(25) 2-bedroom apartments	Apartment Lease	Jackson Crossing	100 Jackson Avenue	Des Moines	IA	50315	Jake Lundgren	515-222-5228	<a href="mailto:jake@knappproperties.com">jake@knappproperties.com</a>
Inspections & Appeals	1300 Des Moines Street	Des Moines	50319	1/21/2013	1/31/2023	5030	\$14.25	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$14.25	\$71,677.50		Full Service Gross		Des Moines Area Community College	2006 Ankeny Blvd.	Ankeny	IA	50023	Greg Martin	515-964-6368 (office) 515-229-8602 (mobile)	<a href="mailto:gmartin@dmcc.edu">gmartin@dmcc.edu</a>
Inspections & Appeals	505 5th Avenue, Suite 510	Des Moines	50309	7/1/2008	8/31/2022	5462	\$13.25	\$0.00	\$0.00	Yes	\$0.00		\$0.00		\$0.00		\$13.25	\$72,371.50		Modified Gross - pays pro rata share of the cost of electricity & reimburses actual expense of light bulbs and fluorescent tubes.	Additional Rent is 185 SF of storage @ \$3/SF and 238 SF of storage @ \$5/SF.	The Graham Group, Inc.	500 Locust Street	Des Moines	IA	50309	Sam Gelb Kevin McIlhonn	515-360-8825 515-491-5927	<a href="mailto:sgelb@grahamgrp.com">sgelb@grahamgrp.com</a> ; <a href="mailto:kmcilhon@grahamgrp.com">kmcilhon@grahamgrp.com</a>
Inspections & Appeals	505 5th Avenue, Suite 345	Des Moines	50309	7/1/2008	8/31/2022	3275	\$13.00	\$0.00	\$0.00	Yes	\$0.00		\$0.00		\$0.00		\$13.25	\$43,393.75		Modified Gross - pays pro rata share of the cost of electricity & reimburses actual expense of light bulbs and fluorescent tubes.	Additional Rent is 474 SF of storage @ \$3/SF.	The Graham Group, Inc.	500 Locust Street	Des Moines	IA	50309	Sam Gelb Kevin McIlhonn	515-360-8825 515-491-5927	<a href="mailto:sgelb@grahamgrp.com">sgelb@grahamgrp.com</a> ; <a href="mailto:kmcilhon@grahamgrp.com">kmcilhon@grahamgrp.com</a>
Inspections & Appeals	401 E. Court Avenue	Des Moines	50309	2/14/2011	1/31/2021	3439	\$11.66	\$0.00	\$0.00		\$0.00	Yes	\$0.00		\$0.15	Yes	\$11.81	\$40,614.59		Modified Gross - janitorial inside the leased premises (tenant responsibility)	Additional Rent is for TEs - \$43.87 per month for \$60 months.	J. R. Partners, LLC	108 3rd Street, Suite 219	Des Moines	IA	50309	Jeremy Cortright & Paul Cornie & Tim Rypma	515-419-1445	
Public Health	1901 Bell Avenue - Suite 16	Des Moines	50315	8/1/2009	12/31/2023	7000	\$6.70	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$6.70	\$46,900.00		Modified Gross - pays trash removal and janitorial	Warehouse storage.	SL 1901 Bell Avenue, LLC	195 Morrilstown Road	Basking Ridge NJ		07920	Property Manager- Bill Crist	515-802-9100-cell or 515-246-1090 office	<a href="mailto:bill.crist@rubensteinprop.com">bill.crist@rubensteinprop.com</a>
Public Health	1901 Bell Avenue - Suite 12	Des Moines	50315	1/15/2007	12/31/2023	2330	\$7.14	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$7.14	\$16,636.20		Modified Gross - pays electric inside the premises, janitorial, trash removal	Warehouse storage.	SL 1901 Bell Avenue, LLC	196 Morrilstown Road	Basking Ridge NJ		07920	Property Manager- Bill Crist	515-802-9100-cell or 515-246-1090 office	<a href="mailto:bill.crist@rubensteinprop.com">bill.crist@rubensteinprop.com</a>
Public Health	400 SW 8th Street	Des Moines	50309	9/1/2004	8/31/2023	17650	\$7.50	\$7.79	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$15.29	\$269,868.50		Base-CAM Lease - pays operating expenses, utilities, janitorial, light bulbs - annual reconciliation on a calendar year basis.		400 SW 8th Street LLC.	6900 Westown Pkwy	West Des Moines	IA	50266	John A Bergman JR Textor	515-720-2578 515-508-9944	<a href="mailto:john.bergman@hubbellrealty.com">john.bergman@hubbellrealty.com</a> ; <a href="mailto:jr.textor@hubbellrealty.com">jr.textor@hubbellrealty.com</a>
Public Television	2317 Dixon Street	Des Moines	50316	12/1/2012	11/30/2022	2450	\$6.25	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$6.25	\$15,312.50		Full Service Gross		Midwest Airport Properties	9440 Wright Brothers Court SW	Cedar Rapids	IA	52404	Dennis Munson	319-361-9042	<a href="mailto:dmunson@linstar.com">dmunson@linstar.com</a>
Revenue	920 Morgan Street, Suite G	Des Moines	50309	8/1/2005	7/31/2020	16370	\$4.00	\$4.03	\$0.00		\$0.00		\$0.00		\$0.00		\$8.03	\$131,451.10		Pays CAM, operating expenses, utilities, janitorial - Ops hard capped at 4%		Hubbell Realty	6900 Westown Pkwy	West Des Moines	IA	50266	John A Bergman	515-720-2578	<a href="mailto:john.bergman@hubbellrealty.com">john.bergman@hubbellrealty.com</a> <a href="mailto:krista.capp@hubbellrealty.com">krista.capp@hubbellrealty.com</a>
Workforce Development	200 Army Post Road, Suite 44	Des Moines	50309	12/1/2017	11/30/2024	27502	\$16.09	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$16.09	\$442,507.18		Full Service Gross - Includes all Tenant Improvements	Base rate includes all tenant improvement costs.	William C. Knapp L.C.	5000 Westown Parkway, Suite 400	West Des Moines	IA	50266	Jake Lundgren	515-222-5228	<a href="mailto:jake@knappproperties.com">jake@knappproperties.com</a>
Workforce Development	611 5th Avenue - Ground Floor	Des Moines	50309	3/1/2019	2/29/2024	4947	\$3.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$3.00	\$14,841.00		Full Service Gross - Storage Lease	Storage Lease	611 Fifth Avenue, LLC	5000 Westown Parkway, Suite 400	West Des Moines	IA	50266	Jake Lundgren	515-222-5228	<a href="mailto:jake@knappproperties.com">jake@knappproperties.com</a>
Education	2600 Dodge Street, Suite 2	Dubuque	52003	6/1/2014	5/31/2024	2740	\$11.50	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$11.50	\$31,510.00		Modified Gross - pays utilities, janitorial and light bulbs		Plaza 20 Inc.	2600 Dodge Street	Dubuque	IA	52003	Michael Kahle	563-599-8670	<a href="mailto:mkahle.8670@gmail.com">mkahle.8670@gmail.com</a>
Human Services	150 John F. Kennedy Road	Dubuque	52002	7/1/2018	6/30/2020	2000	\$9.00	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$9.00	\$18,000.00		Modified Gross - pays utilities, janitorial and pest control		Yuan Partnership, LLC	170 John F. Kennedy Road - Suite 6	Dubuque	IA	52002	Kevin Yuan	563-557-8275	<a href="mailto:kevin yuan88@hotmail.com">kevin yuan88@hotmail.com</a>
Human Services	960 Main Street	Dubuque	52001	7/1/2007	6/30/2024	2500	\$12.34	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$12.34	\$30,850.00		Modified Gross - pays utilities and janitorial	9 parking spaces at \$50/month	Herb Klirkhammer	2379 Trygg Drive	Dubuque	IA	52001	Herb Klirkhammer	563-582-7833	<a href="mailto:hkhammer@mchsi.com">hkhammer@mchsi.com</a>

Department/Board:	Address of Leased Space:	City:	Zip Code	Lease Start:	Lease End:	Size (SF):	Base Rent (PSF):	Operating Expenses (PSF):	Utilities (PSF):	Pays Utilities	Janitorial (PSF):	Pays Janitorial	Parking (PSF):	Pays Parking	Additional Rent (PSF):	Pays Additional Rent	Gross Rent (PSF):	Annual Rent:	Rent Escalations:	Lease Structure:	Notes	Landlord:	LL Address:	LL City:	State:	Zip Code:	Landlord Representative:	Landlord Phone Number	Landlord E-mail Address	
Inspections & Appeals	590 Iowa Street	Dubuque	52001	4/1/2012	7/31/2021	6216	\$13.09	\$0.00	\$0.00		\$0.00	Yes	\$0.00		\$0.00		\$13.09	\$81,367.44		Modified Gross - Tenant pays janitorial in Public Space and office space and replacement of ballasts and bulbs. Landlord pays janitorial in their office space and the common area - LL is also responsible for everything else.		Hammer Law Building, LLC.	590 Iowa Street, Suite 2	Dubuque	IA	52001	Callie Anglese Susan Hess	563-581-3080 815-747-6999	<a href="mailto:Callie.Anglese@hslegal.com">Callie.Anglese &lt;Callie@hslegal.com&gt;</a> <a href="mailto:Susan.Hess@hslegal.com">Susan.Hess &lt;susan@hslegal.com&gt;</a>	
Public Safety	1660 Embassy West Drive, Suite 275	Dubuque	52002	6/1/2007	6/30/2024	1344	\$9.69	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$9.69	\$13,023.36	7/1/20 - \$9.88 7/1/21 - \$10.08 7/1/22 - \$10.28 7/1/23 - \$10.49	Modified Gross - pays electric, gas and janitorial		Crescent Realty Corp.	7750 Dunleith Drive	East Dubuque	IL	61025	Dave Saeugling	563-690-0326	<a href="mailto:dave.saeugling@cesco.com">dave.saeugling@cesco.com</a>	
Transportation	2460 Gateway Drive	Dubuque	52001	9/1/2009	8/31/2022	2947	\$14.00	\$3.50	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$17.50	\$51,572.50		Triple Net - pays CAM, taxes, insurance, utilities and janitorial and trash removal.		Gateway Drive Real Estate, LLC	3243 Bittersweet Lane	Dubuque	IA	52001	Chris Spahn	563-543-1611	<a href="mailto:christopherspahn@mcbcsi.com">christopherspahn@mcbcsi.com</a>	
Workforce Development	690 Main Street, 2nd Floor	Dubuque	52001	12/1/2008	11/30/2021	6902	\$10.00	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$10.00	\$69,020.00		Modified Gross - pays utilities and reimburses LL for the cost of janitorial		Northeast Iowa Community College	PO Box 400	Calmar	IA	52132	Wendy Knight	563-557-8271 x 130	<a href="mailto:knightw@nicc.edu">knightw@nicc.edu</a>	
Education	600 Gunder Road Northeast	Ekader	52043	5/1/2018	4/30/2023	160	\$11.25	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$11.25	\$1,800.00		Full Service Gross		Clayton County Greenwood Properties, LLP	600 Gunder Road Northeast, Suite 12	Ekader	IA	52043	Jennifer Garms	563-245-1106	<a href="mailto:jmgarms@claytoncountya.gov">jmgarms@claytoncountya.gov</a>	
Natural Resources	500 Gunder Rd. NE, Suite C	Ekader	52043	10/1/2011	9/30/2020	271	\$19.50	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$19.50	\$5,284.50		Full Service Gross		Starfire Investments	15388 Country Club Dr.	Peosta	IA	52068	John Greenwood	563-590-0538	<a href="mailto:john.greenwood@edwardjones.com">john.greenwood@edwardjones.com</a>	
Natural Resources	605 S 23rd Street	Fairfield	52556	11/1/2009	9/30/2020	260	\$17.14	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$17.14	\$4,456.40		Full Service Gross		Starfire Investments	61 Court Street	Fairfield	IA	52556	Chris Davis	641-472-5073	<a href="mailto:christd@lisco.com">christd@lisco.com</a>	
Education	Two Triton Circle	Fort Dodge	50501	5/1/2005	6/30/2020	2370	\$12.50	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$12.50	\$29,625.00		Full Service Gross		Iowa Central Community College	One Triton Circle	Fort Dodge	IA	50501	Angie Martin	515-574-1064	<a href="mailto:martin_a@iowacentral.edu">martin_a@iowacentral.edu</a>	
Human Services	330 1st Avenue North	Fort Dodge	50501	7/1/2009	6/30/2022	310	\$9.27	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$9.27	\$2,873.70		Full Service Gross		Webster County Board of Supervisors	701 Central Avenue	Fort Dodge	IA	50501	Doreen Pliner (auditor)	515-573-7175	<a href="mailto:auditor@webstercountya.org">auditor@webstercountya.org</a>	
Human Services	330 1st Avenue North	Fort Dodge	50501	11/1/2011	10/31/2021	4479	\$12.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$12.00	\$53,748.00		Full Service Gross		Webster County Board of Supervisors	701 Central Avenue	Fort Dodge	IA	50501	Doreen Pliner (auditor)	515-573-7175	<a href="mailto:auditor@webstercountya.org">auditor@webstercountya.org</a>	
Transportation	Levien Center 2313 1st Avenue South,	Fort Dodge	50501	1/1/1979	2/28/2021	3300	\$7.57	\$0.00	\$0.00	Yes	\$0.00		\$0.00		\$0.16	Yes	\$7.73	\$25,509.00		Modified Gross - pays utilities and janitorial - \$45.00/mo for snow removal in CDL/motorcycle testing area		Levien Center LLC.	4600 NW Walden Street	Camas	WA	98607	Larry Levien	360-944-1150	<a href="mailto:larry@larrylevien.com">larry@larrylevien.com</a>	
Workforce Development	Three Triton Circle	Fort Dodge	50501	8/1/2007	7/31/2021	13168	\$12.50	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$12.50	\$164,600.00		Full Service Gross		Iowa Central Community College	One Triton Circle	Fort Dodge	IA	50501	Angie Martin	515-574-1064	<a href="mailto:martin_a@iowacentral.edu">martin_a@iowacentral.edu</a>	
Human Services	1035 Avenue H, Suite 1	Fort Madison	52627	7/1/2011	6/30/2021	720	\$11.67	\$0.00	\$0.00		\$0.00	Yes	\$0.00		\$0.00		\$11.67	\$8,402.40		Modified Gross - light bulbs/ballasts and janitorial		Evergreen Professional Group	1380 303rd Avenue	Weaver	IA	52658	Joel Bobb	319-372-8586	<a href="mailto:joel.bobb@vovafa.com">joel.bobb@vovafa.com</a>	
Human Services	1812 N. 7th Street	Indianola	50126	3/15/2019	3/31/2026	4068	\$9.50	\$1.96		Yes		Yes	\$0.00		\$0.00		\$11.46	\$46,619.28		Base-CAM Lease - pays operating expenses, utilities, janitorial, light bulbs - annual reconciliation on a calendar year basis.		Karey & Todd Bishop	12770 Fulton Street	Indianola	IA	50125	Karey Bishop	515-229-7344	<a href="mailto:kareybishop@iowarealty.com">kareybishop@iowarealty.com</a>	
Education	1700 S. 1st Ave, Suite 11A	Iowa City	52240	8/1/2015	7/31/2020	3252	\$15.50			Yes	\$0.00	Yes	\$0.00		\$0.00	\$ -	\$15.50	\$50,406.00		Tenant pays - increase in taxes over the FY17-18 Base tax year, gas, electric and Janitorial		Susan & Jack Tank	1700 S. First Avenue, Eastdale Plaza, Suite 24	Iowa City	IA	52240	Susan & Jack Tank	319-248-4061 or 563-349-5054	<a href="mailto:jack@agrisk.com">jack@agrisk.com</a>	
Inspections & Appeals	725 South Clinton Street, Suite A	Iowa City	52240	3/1/2003	2/29/2024	4470	\$15.11	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$15.11	\$67,541.70		Modified Gross - pays electric, gas, and janitorial.	Tenant also pays for 200 square feet of storage area \$75.00/mo on the upper level. And an additional \$75/mo through the term of the lease for tenant improvements.		Cruise Furman, LLC	1106 N. Dodge Street	Iowa City	IA	52240	Tim Furman	319-321-1309	<a href="mailto:Timothy.Furman-furmantimothy@gmail.com">Timothy.Furman-furmantimothy@gmail.com</a>
Natural Resources	51 Escort Lane	Iowa City	52240	3/1/2011	6/30/2020	260	\$22.15	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$22.15	\$5,759.00		Full Service Gross		Steven Bernhardt	1635 Ridge Road	Iowa City	IA	52245	Steve Bernhardt	319-321-9597	<a href="mailto:stevebernhardt52@gmail.com">stevebernhardt52@gmail.com</a>	
Natural Resources	4265 Oak Hill Crest Road SE	Iowa City	52246	2/2/2006	1/31/2020	145	\$24.83	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$24.83	\$3,600.35		Full Service Gross		Johnson County Extension Service	3109 Old HWY 218 S	Iowa City	IA	52246	Gene Mohling	319-337-2145	<a href="mailto:mohling@iastate.edu">mohling@iastate.edu</a>	
Public Safety	1801 S Riverside Drive	Iowa City	52246	8/1/2013	9/30/2019		\$1,440.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$1,440.00	\$1,440.00		Hangar - Full Service Gross		Jet Air, Inc.	1801 S Riverside Drive	Iowa City	IA	52246	Matt Wolford	319-248-1200	<a href="mailto:mattwolford1@gmail.com">mattwolford1@gmail.com</a>	
Public Safety	4265 Oak Crest Road, Suite C	Iowa City	52246	6/1/2012	5/31/2020	1200	\$11.25	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$11.25	\$13,500.00		Full Service Gross		Johnson County Agricultural Association	4261 Oak Crest Hill Road SE	Iowa City	IA	52246	Brenda Christner	319-337-5865	<a href="mailto:johnsoncofair@gmail.com">johnsoncofair@gmail.com</a>	
Transportation	Eastdale Plaza 1700 S. First Avenue, Units 5 & 6	Iowa City	52240	7/1/1992	5/31/2023	2730	\$15.50	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$15.50	\$42,315.00		Tenant pays gas, electric, janitorial, trash removal to LL provided dumpster and light bulbs.		Jeff and Joannie Firkins	2935 480th St SW	Iowa City	IA	52240	Jeff Firkins	319-683-2935 (h) 319-331-1072 ©	<a href="mailto:jaf1979@aol.com">jaf1979@aol.com</a>	
Workforce Development	1700 1st Avenue, Suite 11B, Eastdale Plaza	Iowa City	52240	4/10/1996	7/31/2020	3195	\$15.50	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$15.50	\$49,522.50		Modified gross - tenant pays gas/electric/janitorial		Susan & Jack Tank	1700 First Avenue, Suite 24	Iowa City	IA	52240	Jack Tank	(319) 248-4061 or Cell (563) 349-5054	<a href="mailto:jack@agrisk.com">jack@agrisk.com</a>	
Natural Resources	524 Lawler St	Iowa Falls	50126	1/1/2015	12/31/2019	430	\$12.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$12.00	\$5,160.00		Full Service Gross		Karr Properties	1801 W D St, Box 417	Vinton	IA	52349	Bill Karr	319-560-7391	<a href="mailto:bkarr@karruckpointing.com">bkarr@karruckpointing.com</a>	
Education	307 Bank Street	Keokuk	52632	8/1/2015	7/31/2020	172	\$12.00	\$0.00	\$0.00	\$ -	\$1.21	Yes	\$0.00		\$0.00		\$13.21	\$2,272.12		Modified Gross - Tenant pays \$17.32/mo for janitorial		Lee County Board of Supervisors	933 Avenue H, PO Box 488	Keokuk	IA	52627	Denis Fraise	319-372-3705	<a href="mailto:dfraise@leecounty.org">dfraise@leecounty.org</a>	
Education	306 North Sherman	Knoxville	50138	11/1/2008	10/31/2021	780	\$10.38	\$0.00	\$0.00		\$0.00	Yes	\$0.00		\$0.00		\$10.38	\$8,096.40		Modified Gross - pays janitorial, trash removal, light bulbs- Landlord will install light bulbs.		Daralee LLC	542 462nd Avenue	Grinnell	IA	50112	Michael Allen	641-990-9890	<a href="mailto:allen_miker@gmail.com">allen_miker@gmail.com</a>	
Human Services	104 S 6th Street	Knoxville	50138	7/1/2011	6/30/2020	1432	\$9.50	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$9.50	\$13,604.00		Full Service Gross		Marion County	214 East Main	Knoxville	IA	50138	Steve McComb	641-891-1277	<a href="mailto:Dani.Graves@co.marion.ia.us">Dani.Graves' &lt;dgraves@co.marion.ia.us&gt;</a> <a href="mailto:smccombs@co.marion.ia.us">smccombs@co.marion.ia.us</a>	
Transportation	Hwy. 14 North of Knoxville - Elk Rock Park	Knoxville	50138	9/1/2005	8/31/2025	0	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00		There is no cost for this lease		US Army - Corp. of Engineers	Clock Tower Bldg, PO Box 2004	Rock Island	IL	61204-2004	Hugh Howe	641-828-7522 or 641-871-0054	<a href="mailto:hugh.d.howe@usace.army.mil">hugh.d.howe@usace.army.mil</a>	
Transportation	Hwy 5 W of Knoxville - McGregor Drive	Knoxville	50138	11/1/2010	10/31/2020	0	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00		There is no cost for this lease	2 acres of land. Used to stockpile maintenance aggregate, broken concrete, bark chips, and asphalt. Lease # DACW25-1-11-4026		US Army - Corp. of Engineers	Clock Tower Bldg, PO Box 2004	Rock Island	IL	61204-2004	Hugh Howe	641-828-7522 or 641-871-0054	<a href="mailto:hugh.d.howe@usace.army.mil">hugh.d.howe@usace.army.mil</a>
Education	19 2nd Avenue NW	LeMars	51031	9/1/2010	8/31/2020	88	\$4.19	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$4.19	\$368.72	9/1/2019 - Base rent increases to \$4.19	Full Service Gross		Plymouth County	215 - 4th Avenue SE	Le Mars	IA	51031	Sharon Nieman	712-546-4352	<a href="mailto:snieaman@dhs.state.ia.us">snieaman@dhs.state.ia.us</a>	
Natural Resources	909 West Main, Suite D	Manchester	52057	3/1/2005	12/31/2020	4918	\$9.56	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$9.56	\$47,016.08		Modified Gross - pays 60% of utilities, janitorial, light bulbs.		Hawk Nation Enterprises	909 W. Main Street, Suite 2	Manchester	IA	52057	Zac and Jena Jugan	563-920-7131 or 563-927-4295	<a href="mailto:email@hawknationchiropractic.com">email@hawknationchiropractic.com</a>	
Natural Resources	18670 63rd Street	Maquoketa	52060	3/1/2015	2/29/2020	172	\$13.95	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$13.95	\$2,399.40		Full Service Gross		Jackson County Conservation Board	18670 63rd Street	Maquoketa	IA	52060	Daryl Parker	563-652-3783	<a href="mailto:darylparker@jacksonccb.com">darylparker@jacksonccb.com</a>	
Education	204 West State Street	Marshalltown	50158	9/23/2013	9/30/2020	2424	\$9.25	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$9.25	\$22,422.00		Modified Gross -- Tenant pays for utilities, janitorial, trash, pest control and replacement of light bulbs and ballasts.		Top Farms, LLLP	250 Golfview Drive	Durant	IA	52747	Steven Ralls Ben Brackett	515-566-4596 (cell) or work 515-440-0400	<a href="mailto:sdralls@hotmail.com">sdralls@hotmail.com</a> <a href="mailto:ben@fergusonccres.com">ben@fergusonccres.com</a>	
Human Services	1301 Summit St.	Marshalltown	50158	7/21/2018	6/30/2023	880	\$3.41	\$0.00	\$0.00		\$1.14	Yes	\$0.00		\$0.00		\$4.55	\$4,004.00		MOU - Full - Service-\$3,000.00 per year and \$1,000.00 per year for janitorial		Iowa Veterans Home	1301 Summit Street	Marshalltown	IA	50158	Karen Connell	641-844-6358	<a href="mailto:karen.connell@ivh.state.ia.us">karen.connell@ivh.state.ia.us</a>	
Human Services	101 Iowa Avenue West - Suite 400	Marshalltown	50158	6/1/2019	5/31/2026	3200	\$10.25	\$0.00	Yes		Yes		\$0.00		\$0.00		\$10.25	\$32,800.00		Base-CAM Lease - pays operating expenses, utilities and janitorial - Base Rent includes \$2.32 per square foot for the cost of tenant improvements during the initial term of the lease.		Eric & Carol Ziel, Revocable Trust	2310 SE Delaware Avenue, Suite G306	Ankeny	IA	50158	Eric Ziel	515-298-2197	<a href="mailto:eriziel@yahoo.com">eriziel@yahoo.com</a>	

Department/Board:	Address of Leased Space:	City:	Zip Code:	Lease Start:	Lease End:	Size (SF):	Base Rent (PSF):	Operating Expenses (PSF):	Utilities (PSF):	Pays Utilities:	Janitorial (PSF):	Pays Janitorial:	Parking (PSF):	Pays Parking:	Additional Rent (PSF):	Pays Additional Rent:	Gross Rent (PSF):	Annual Rent:	Rent Escalations:	Lease Structure:	Notes:	Landlord:	LL Address:	LL City:	State:	Zip Code:	Landlord Representative:	Landlord Phone Number:	Landlord E-mail Address:
Inspections & Appeals	202 West State Street	Marshalltown	50158	12/1/2005	3/31/2024	3840	\$8.10	\$2.79	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$10.89	\$41,817.60		Modified Gross - pays utilities (gas & electric), janitorial, light bulbs & trash removal	Also pays .42 per square foot or \$133.65 per month to LL for reimbursement of TIs through term of lease.	Top Farms, LLLP	250 Golfview Drive	Durant	IA	52747	Steven Ralls Ben Brackett	515-556-4596 (cell) or work 515-440-0400	<a href="mailto:sdraffs@hotmail.com">sdraffs@hotmail.com</a> ; <a href="mailto:ben@fergusoncrs.com">ben@fergusoncrs.com</a>
Transportation	2500 South Center Street, Suite 2380	Marshalltown	50158	5/1/2015	4/30/2020	2391	\$15.50	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$15.50	\$37,060.50		Modified Gross - pays utilities, janitorial and trash removal		Marshall Town Center Partners LLC c/o The Lerner Company	10855 West Dodge Road, Suite 270	Omaha	NE	68154	Dennis Thamer	402-502-4706 O; 402-880-4007 C	<a href="mailto:DThamer@lernerco.com">DThamer@lernerco.com</a>
Workforce Development	204 1/2 West State Street	Marshalltown	50158	4/1/2019	3/31/2020	4852	\$9.00	\$0.00		Yes		Yes	\$0.00		\$0.00		\$9.00	\$43,668.00		Modified Gross - pays utilities, janitorial and trash removal	Temp Lease	Top Farms, LLLP	250 Golfview Drive	Durant	IA	52747	Ben Brackett	515-556-4596 (cell) or work 515-440-0400	<a href="mailto:sdraffs@hotmail.com">sdraffs@hotmail.com</a> ; <a href="mailto:ben@fergusoncrs.com">ben@fergusoncrs.com</a>
Inspections & Appeals	103 East State Street, Suite 210	Mason City	50401	2/1/2008	1/31/2023	3082	\$11.75	\$0.00	\$0.00		\$0.88	Yes	\$0.00		\$0.64	Yes	\$13.27	\$40,898.14		Modified Gross - pays janitorial (set at \$225/month) - Addtl rent is storage space at \$165.00 per month		Brick and Tile, LLC	PO Box 1533	Mason City	IA	50401	Jeff & Jessica Tierney	641-425-7317	<a href="mailto:xandrew@msn.com">xandrew@msn.com</a>
Lottery	2900 4th Street SW	Mason City	50401	12/1/2005	11/30/2021	4800	\$8.75	\$4.42	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$13.17	\$63,216.00		Modified Gross - pays utilities, janitorial and pest control		Stone Creek Partners	2800 4th Street SW Ste 6	Mason City	IA	50401	Craig B. Skott	641-424-8689	<a href="mailto:cskott@saarchitects.biz">cskott@saarchitects.biz</a>
Natural Resources	2300 15th Street SW	Mason City	50401	12/1/2007	11/30/2019	4400	\$8.15	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$8.15	\$35,860.00		Full Service Gross		A.R. Goranson	115 Lakeview Drive	Mason City	IA	50401	A.R. Goranson	641-423-1699	No email address
Transportation	1622 South Federal Avenue	Mason City	50401	7/1/1989	9/30/2020	3000	\$9.93	\$3.20	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$13.13	\$39,390.00		Triple Net - pays operating expenses, utilities, janitorial, light bulbs, pest control and trash removal		Southport Shopping Center Limited Partnership	10866 Wishire Blvd, 11th Fl	Los Angeles	CA	90024	Melissa Sussman	O-310-441-8411 cell 818-331-9701	<a href="mailto:msussman@picoainc.com">msussman@picoainc.com</a>
Workforce Development	600 South Pierce, Suite 1	Mason City	50401	9/1/1996	1/31/2023	14642	\$8.99	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$8.99	\$131,631.58		Modified Gross - pays utilities, janitorial, 82% of any increase in real estate taxes above 2016/2017 base year		LNI Properties, LLC, d/b/a Les Nelson Investments	PO Box 607	Clear Lake	IA	50428	Kent A. Hall	641-357-2121 or 800-584-6701	<a href="mailto:lni@netins.net">lni@netins.net</a>
Human Services	22 North Georgia Avenue	Mason City	50401	8/1/2011	6/30/2021	1211	\$9.09	\$0.00	\$0.00		\$0.00	Yes	\$0.00		\$0.00		\$9.09	\$11,007.99		Modified Gross - pays janitorial	7/1/2019 - Rent increases to \$9.09/sf - 7/1/2020 - Rent increases to \$9.32	John D. Determan Investments	1350 S. Harrison Avenue	Mason City	IA	50401	Randy Determan	641-423-9425	<a href="mailto:randy@determanelectric.com">randy@determanelectric.com</a>
Human Services	22 North Georgia Avenue, Suite 13	Mason City	50401	7/1/2011	6/30/2021	5514	\$9.07	\$0.00	\$0.00		\$0.00	Yes	\$0.00		\$0.00		\$9.07	\$50,011.98		Modified Gross - pays janitorial	7/1/2019 - Rent increases to \$9.07/sf - 7/1/2020 - Rent increases to \$9.30	John D. Determan Investments	1350 S. Harrison Avenue	Mason City	IA	50401	Randy Determan	641-423-9425	<a href="mailto:randy@determanelectric.com">randy@determanelectric.com</a>
Transportation	601 Lincoln Street	Mount Pleasant	52641	5/1/2007	12/31/2019	11000	\$4.19	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$4.19	\$46,090.00		Tenant pays janitorial, utilities, and does snow removal, landscaping and trash removal.		Iowa Wesleyan College	601 N Main	Mt Pleasant	IA	52641	Chris Plunkett	319-385-6206	<a href="mailto:chris.plunkett@iw.edu">chris.plunkett@iw.edu</a>
Education	1007 2nd Street	Muscatine	52761	8/1/2014	7/31/2019	1152	\$6.78	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$6.78	\$7,810.56		Modified Gross - utilities, janitorial and light bulbs		Muscatine Downtown Investors, LLC	101 W. Mississippi Drive, Suite 220	Muscatine	IA	52761	Thomas Meeker		<a href="mailto:lukemeeker@machlink.com">lukemeeker@machlink.com</a>
Transportation	Muscatine Mall 1903 Park Ave	Muscatine	52761	7/1/1978	4/30/2023	900	\$11.50	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$11.50	\$10,350.00		Tenant pays utilities, trash removal, janitorial, pest control, light bulbs & ballasts, interior repairs		Muscatine Mall Management II, LLC	1903 Park Ave	Muscatine	IA	52761	Toni Klaren	563-264-2323	<a href="mailto:tklaren@machlink.com">tklaren@machlink.com</a>
Inspections & Appeals	1229 South G Avenue	Nevada	50201	12/1/2007	11/30/2019	3012	\$8.45	\$0.41	\$1.37	Yes	\$0.00	Yes	\$0.00		\$0.00		\$10.23	\$30,812.76		Modified Gross - pays janitorial and estimated utilities of \$180/month with annual true up		EF Investments	1229 S. G Avenue	Nevada	IA	50201	Michael Eick, Partner	515-382-3168	<a href="mailto:eickma@gmail.com">eickma@gmail.com</a>
Natural Resources	712 South Highway 6	Oakland	51560	2/1/2005	2/29/2020	252	\$12.00	\$0.00	\$0.00		\$0.00	Yes	\$0.00		\$0.00		\$12.00	\$3,024.00		Modified Gross - pays garbage, janitorial and light bulbs		Golden Hills RC&D	712 South Highway 6	Oakland	IA	51560	Michelle Franks	712-482-3029	<a href="mailto:michelle.franks@goldenhillsrco.org">michelle.franks@goldenhillsrco.org</a>
Education	1400 Technology Drive	Oelwein	50662	7/1/2013	6/30/2022	100	\$9.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$9.00	\$900.00		MOU		Northeast Iowa Community College	1625 Hwy. 150 South - P.O. Box 400	Calmar	IA	52132	Wendy Mihm-Herold	563-562-3263, ext. 221	<a href="mailto:mihm-herold@nicc.edu">mihm-herold@nicc.edu</a> <a href="mailto:tom.rubel@indianhills.edu">tom.rubel@indianhills.edu</a> <a href="mailto:matt.thompson@indianhills.edu">matt.thompson@indianhills.edu</a>
Education	15260 Truman Street, Ste 4	Ottumwa	52501	2/16/2012	9/30/2022	2490	\$10.50	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$10.50	\$26,145.00		Modified Gross - pays janitorial and utilities (as of 10/1/2013)		Indian Hills Community College	North Campus, 15260 Truman Street	Ottumwa	IA	52501	Tom Rubel; Matt Thompson	641-683-5111	<a href="mailto:matt.thompson@indianhills.edu">matt.thompson@indianhills.edu</a>
Human Services	120 East Main Street	Ottumwa	52501	7/1/2010	6/30/2022	62	\$6.50	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$6.50	\$405.60		Full Service Gross		Wapello County Board of Supervisors	101 W. 4th St	Ottumwa	IA	52501	Gregory Kenning - chairman/Kelly Spurgeon	641-683-0024	<a href="mailto:wapauditor@pcsa.net">wapauditor@pcsa.net</a>
Human Services	127 East Main Street, 1st Floor	Ottumwa	52501	12/1/2000	4/30/2020	9462	\$9.43	\$3.37	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$12.80	\$121,113.60		Triple Net - pays operating expenses, utilities, janitorial		Rippling Waters Property Development, LLC.	111 E. Main Street	Ottumwa	IA	52501	Sean Flattery	641-226-4765	<a href="mailto:sflattery@rwppd.org">sflattery@rwppd.org</a>
Inspections & Appeals	City Hall, Room 201, 105 East Third Street	Ottumwa	52501	7/1/2009	6/30/2021	932	\$2.70	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$2.70	\$2,516.40		Full Service Gross		City of Ottumwa	105 East Third Street - Rooms 300 & 301	Ottumwa	IA	52501	Andy Morris	641-683-0600	<a href="mailto:morris@ci.ottumwa.ia.us">morris@ci.ottumwa.ia.us</a>
Inspections & Appeals	109 South Court Street	Ottumwa	52501	1/1/2011	12/31/2020	2301	\$9.38	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$9.38	\$21,583.38		Modified Gross - pays utilities and janitorial		Nando Realty LLC	117 S Court Street	Ottumwa	IA	52501	Doug Mathias	641-683-1823	<a href="mailto:dougmath@tdpc.com">dougmath@tdpc.com</a>
Transportation	2849 N. Court Avenue - Suite B	Ottumwa	52501	9/1/2014	8/31/2024	3213	\$10.53	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$10.53	\$33,832.89		Modified Gross - Tenant pays utilities, janitorial, trash removal, light bulbs, snow removal, lawn care and landscaping.	Tenant to pay \$84,737.00 for TIS and \$7,500 to West Paving project and \$4,000 for management fees.	Team Ottumwa Properties LLC	107 SW Court, Ste 7	Ottumwa	IA	52501	Dan Cavanaugh	641-799-9700	<a href="mailto:dan@teammottumwa.com">dan@teammottumwa.com</a>
Workforce Development	15260 Truman Street	Ottumwa	52501	5/10/2011	2/28/2022	9667	\$11.50	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$11.50	\$111,170.50		Modified Gross - tenant pays gas and janitorial. LL pays remainder of utilities.		Indian Hills Community College	North Campus, 15260 Truman Street	Ottumwa	IA	52501	Bill Meck - CFO Matt Thompson	641-683-5111 641-683-5106	<a href="mailto:Bill.Meck@indianhills.edu">Bill.Meck@indianhills.edu</a> ; <a href="mailto:matt.thompson@indianhills.edu">matt.thompson@indianhills.edu</a>
Human Services	1300 Metro East Drive, Suite 114	Pleasant Hill	50317	8/1/2008	7/31/2023	4236	\$11.00	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$1.62	Yes	\$12.62	\$53,458.32		Modified Gross - pays utilities, janitorial, light bulbs, pro-rate share of real estate taxes.	Renewal rate includes tenant improvements - new carpet & paint.	1300 Metro East Management, LLC.	9825 NW 70th Avenue	Johnston	IA	50131	Roger Coulson - (owner) Brown & Billings - Michael Billings (property manager)	515-664-6559	<a href="mailto:mbillings@dennywellcompany.com">mbillings@dennywellcompany.com</a>
Human Services	515 Court Street	Rockwell City	50579	7/1/2011	6/30/2021	1037	\$8.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$8.00	\$8,296.00		Full Service Gross		Calhoun County	416 4th Street	Rockwell City	IA	50579	Leisa Mayer	712-297-5292, Ext. 237; cell (712) 830-3816	<a href="mailto:lmayer@calhouncountyiowa.com">lmayer@calhouncountyiowa.com</a>
Education	1022 3rd Avenue	Sheldon	51201	10/1/2011	9/30/2021	1238	\$6.88	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$6.88	\$8,517.44		Modified Gross -- Tenant pays Janitorial, light bulb replacment and snow removal from rear of building.		Elvira R. Youngers c/o David Youngers	1414 Elm Court Drive - Room #224	Sheldon	IA	51201	David Youngers	507-269-4754	<a href="mailto:dave@campdave.us">dave@campdave.us</a>
Human Services	2400 Park Street, Suite 2	Sheldon	51201	11/1/2012	12/31/2021	1103	\$12.40	\$0.00	\$0.00		\$0.00	Yes	\$0.00		\$0.00		\$12.40	\$13,677.20		Modified Gross -- Tenant pays for janitorial		Peoples Bank	P.O. Box 188	Sheldon	IA	51201	Lyle Kuiper	712-324-4400	<a href="mailto:lyle@peoples.ebank.com">lyle@peoples.ebank.com</a>
Natural Resources	503 West Street	Sidney	51652	11/1/2009	8/7/2019	191	\$15.54	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$15.54	\$2,968.14		Full Service Gross		Vermass and Sons, LLC	1900 SW 6th Street	Lincoln	NE	68522	Gary VerMass	402-423-3860	<a href="mailto:gary@vermassconstruction.com">gary@vermassconstruction.com</a>
Human Services	600 4th Street - Ste 232	Sioux City	51101	1/22/2018	12/31/2020	564	\$12.00	\$0.00	\$0.00		\$0.00		\$5.21	Yes	\$0.00		\$17.21	\$9,706.44		Full Service Gross - tenant pays \$35.00/mo/spot for parking for a total of 7 spots.		4th Street Centre, LLC	600 4th Street, Suite 310	Sioux City	IA	51101	Dennis Johnson - Office - 402-878-2809 - ext 1019 Mary Stock - Office - 712-277-7238 Cell:712-203-0054	Dennis Cell -	<a href="mailto:djohnson@hochunkinc.com">djohnson@hochunkinc.com</a> <a href="mailto:mstock@hochunkinc.com">mstock@hochunkinc.com</a>
Human Services	600 4th Street, Suite 770	Sioux City	51101	1/22/2018	12/31/2022	7397	\$12.00	\$0.00	\$0.00		\$0.00		\$1.82	Yes	\$0.00		\$13.82	\$102,226.54		Full Service Gross - tenant pays \$35.00/mo/spot for parking for a total of 32 spots.		4th Street Centre, LLC	600 4th Street, Suite 310	Sioux City	IA	51101	Dennis Johnson - Office - 402-878-2809 - ext 1019 Mary Stock - Office - 712-277-7238 Cell:712-203-0054	Dennis Cell -	<a href="mailto:djohnson@hochunkinc.com">djohnson@hochunkinc.com</a> <a href="mailto:mstock@hochunkinc.com">mstock@hochunkinc.com</a>
Inspections & Appeals	507 7th Street, Suite 300	Sioux City	51101	3/1/2018	2/28/2023	4576	\$8.00	\$0.00	\$0.00		\$0.00		\$0.13	Yes	\$0.00		\$8.13	\$37,202.88		Gross		Brad Cummings LLC.	507 7th Street, Suite 600	Sioux City	IA	51101	Brad Cummings	712-244-5103 402-925-8011 - Cell	<a href="mailto:bradcummings@live.com">bradcummings@live.com</a>
Inspections & Appeals	507 7th Street, Suite 500	Sioux City	51101	12/1/2017	11/30/2022	4576	\$8.00	\$0.00	\$0.00		\$0.00		\$0.13	Yes	\$0.00		\$8.13	\$37,202.88		Gross		Brad Cummings LLC.	507 7th Street, Suite 600	Sioux City	IA	51101	Brad Cummings	712-244-5103 402-925-8011 - Cell	<a href="mailto:bradcummings@live.com">bradcummings@live.com</a>
Public Safety	501 Pierce Street - Suite 350	Sioux City	51101	11/1/2017	10/31/2022	1395	\$9.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$9.00	\$12,555.00		Pays lightbulb replacement		US Bank National Association	U.S. Bank Corporate Real Estate, 811 E. Wisconsin Avenue, 8th floor, Mail Code: NK-WI-38N	Milwaukee	WI	53202	Joseph G. Ulrich Bill Wright	515-250-3050	<a href="mailto:bill.wright@cbre-hubbell.com">bill.wright@cbre-hubbell.com</a>
State Library of Iowa	529 Pierce Street	Sioux City	51101	9/1/2011	6/30/2020	420	\$10.60	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$10.60	\$4,452.00		MOU - Full Service Gross		Sioux City Public Library	529 Pierce Street						

Department/Board:	Address of Leased Space:	City:	Zip Code	Lease Start:	Lease End:	Size (SF):	Base Rent (PSF):	Operating Expenses (PSF):	Utilities (PSF):	Pays Utilities	Janitorial (PSF):	Pays Janitorial	Parking (PSF):	Pays Parking	Additional Rent (PSF):	Pays Additional Rent	Gross Rent (PSF):	Annual Rent:	Rent Escalations:	Lease Structure:	Notes	Landlord:	LL Address:	LL City:	State:	Zip Code:	Landlord Representative:	Landlord Phone Number	Landlord E-mail Address
Workforce Development	2508 E. 4th Street	Sioux City	51101	1/1/2011	1/31/2022	15876	\$12.25	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$12.25	\$194,481.00		Modified Gross - Pays utilities, janitorial, light bulbs, trash & pest control		Mid-Continent Exchange (HG), LLC	1941 South 42nd Street, Suite 550	Omaha	NE	68105	Kenneth Abrecht - First Management, Inc.	402-344-4600	<a href="mailto:kabrecht@firstmgt.com">kabrecht@firstmgt.com</a>
Education	217 West 5th Street	Spencer	51301	7/1/1998	6/30/2022	447	\$8.75	\$0.00	\$0.00	Yes	\$0.00		\$0.00		\$0.00		\$8.75	\$3,911.25		Modified Gross - pays 4% of utility cost - (gas, electric, water & sewer)		Clay County Board of Supervisors	300 West 4th Street	Spencer	IA	51301	Marge Pitts, County Auditor Barry Sackett (Attorney main contact)	Marge - 712-262-1569 Attorney - (office) 712-262-7668 cell - 712-330-5248	<a href="mailto:mpitts@co.clay.ia.us">mpitts@co.clay.ia.us</a> <a href="mailto:barry@sackettlawfirm.com">barry@sackettlawfirm.com</a>
Human Services	20 West 6th Street, Suite 200	Spencer	51301	7/1/2007	6/30/2022	4425	\$11.01	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$11.01	\$48,719.25		Full Service Gross		Paul Maurer	20 West 6th Street	Spencer	IA	51301	Paul E. Maurer	712-240-2563; cell phone 712-240-2563	<a href="mailto:paulerlanmaurer@gmail.com">paulerlanmaurer@gmail.com</a>
Natural Resources	1900 Grand Avenue, Space E17 & E18, Gateway North mall	Spencer	51301	3/1/2008	4/30/2023	5101	\$10.67	\$0.00	\$0.00		\$0.00	Yes	\$0.00		\$0.00		\$10.67	\$54,427.67		Modified Gross - pays trash, janitorial, light bulbs		Iowa Lake Community College	19 South 7th Street	Estherville	IA	51334	Delaune Hiney/Jeff Soper	712-362-0248 or 712-362-0422	<a href="mailto:isoper@iowalakes.edu">isoper@iowalakes.edu</a> , <a href="mailto:dhiney@ilcc.cc.ia.us">dhiney@ilcc.cc.ia.us</a>
Workforce Development	217 West 5th Street	Spencer	51301	7/1/2008	6/30/2022	4718	\$8.75	\$0.00	\$0.00	Yes	\$0.00		\$0.00		\$0.00		\$8.75	\$41,282.50		Modified Gross - pays (39% is pro-rata share of gas, electric, water/sewer)		Clay County Board of Supervisors	300 W 4th Street	Spencer	IA	51301	Chairperson - Ken Chalstrom - Marge Pitts - County Auditor	712-260-8224	<a href="mailto:kntryc@webwireless.net">kntryc@webwireless.net</a>
Education	325 West Milwaukee, Suite 2	Storm Lake	50588	11/16/2011	11/30/2021	720	\$6.67	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$6.67	\$4,802.40		Modified Gross - utilities, janitorial, and trash		Manasota Key LLC, James Bauer	P.O. Box 336	Storm Lake	IA	50588	James Bauer	941-979-2649	<a href="mailto:bauer522@yahoo.com">bauer522@yahoo.com</a>
Lottery	822 Flindt Drive	Storm Lake	50588	9/15/2000	9/30/2021	4800	\$7.31	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$7.31	\$35,088.00		Tenant pays utilities, parking, janitorial, light bulbs, parking lot snow removal, the 1st - \$50.00 on all maintenance and increase in property taxes.		Potter Investments/Page J. Potter	17511 Marina Court	Bowls	MN	56314	Mr. Page J. Potter	320-267-2699	<a href="mailto:ppotter@sigmarep.com">ppotter@sigmarep.com</a> <a href="mailto:bpotter@sigmarep.com">bpotter@sigmarep.com</a>
Public Safety	850 630th St	Storm Lake	50588	11/1/2014	10/31/2019	0	\$80.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$80.00	\$960.00	1/20 - \$7.16/sf	Hangar		City of Storm Lake	P.O. Box 1086	Storm Lake	IA	50588	Tyler Gibbins	712-732-8000	<a href="mailto:gibbins@stormlake.org">gibbins@stormlake.org</a>
Human Services	6200 Aurora Avenue, Suite 301E	Urbandsale	50322	12/22/2008	12/31/2020	5152	\$6.95	\$6.56	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$13.51	\$69,603.52		Triple Net - pays operating expenses, utilities, janitorial, light bulbs		Merle Hay Centre, LLC - c/o Elizabeth Holland	30 N. LaSalle Street, Suite 2120	Chicago	IL	60602	Donna Stapleton, (local contact)	(Local) 419-376-8118 or 276-8551 (cell) 515-707-8700 Liz - 312-526-7930 or 312-543-2426	<a href="mailto:donna@merlehaymail.com">donna@merlehaymail.com</a> <a href="mailto:liz@abbell.com">liz@abbell.com</a>
Natural Resources	260 Mulberry Street	Wapello	52653	11/1/2009	3/31/2020	181	\$17.90	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$17.90	\$3,239.90		Full Service Gross		Mealy Holdings LLC	301 East 2nd Street	Muscatine	IA	52761	Loretta Mealy	563-263-0804	<a href="mailto:tmealy@machlink.com">tmealy@machlink.com</a>
Natural Resources	1021 West Madison Street	Washington	52353	10/1/2008	9/30/2020	6000	\$9.27	\$0.00	\$0.00		\$0.00	Yes	\$0.00		\$0.00		\$9.27	\$55,620.00		Modified Gross - pays garbage, janitorial, light bulbs		Washington Iowa 1, L.L.C.	8401-A Maryland Drive	Richmond	VA	23294	Joe Sroba	804-965-5555 F-804-965-0515	<a href="mailto:jsroba@sroba.com">jsroba@sroba.com</a>
Education	3420 University Avenue, Suite D	Waterloo	50701	12/1/1997	1/31/2024	2850	\$8.42	\$0.00	\$0.00	Yes	\$0.00		\$0.00		\$0.00		\$8.42	\$23,997.00		Modified Gross - Tenant pays 4.7% of the cost of electricity, gas, water, sewer and trash removal		North Star Community Services	3420 University Avenue	Waterloo	IA	50701	Valerie Schwager	319-236-0901	<a href="mailto:vschwager@northstars.org">vschwager@northstars.org</a>
Human Services	501 Sycamore Street, Suite 400 & 500	Waterloo	50703	1/1/2012	6/30/2022	24518	\$12.80	\$0.00	\$0.00		\$0.00	Yes	\$0.00		\$0.00		\$12.80	\$313,830.40		Modified Gross -- Tenant pays for janitorial & pest control	Tenant pays for 80 parking spaces -- \$32/month	Midtown Development	501 Sycamore Street, Suite 710	Waterloo	IA	50703	Donna Nelson	319-233-5109	<a href="mailto:donna@blacksbuilding.com">donna@blacksbuilding.com</a>
Inspections & Appeals	501 Sycamore Street, Suite 333	Waterloo	50703	9/1/2017	8/31/2022	6043	\$12.80	\$0.00	\$0.00		\$0.00	Yes	\$0.00		\$0.00		\$12.80	\$77,350.40		Modified Gross - pays janitorial		Midtown Development	501 Sycamore Street, Suite 710	Waterloo	IA	50703	Donna Nelson	319-233-5109	<a href="mailto:donna@blacksbuilding.com">donna@blacksbuilding.com</a>
Inspections & Appeals	229 East Park Avenue, 3rd floor	Waterloo	50703	7/1/2008	6/30/2021	3556	\$12.26	\$0.00	\$0.00		\$0.00	Yes	\$0.00	\$1.03	Yes	\$13.29	\$47,259.24	7/1/19 rent increase to \$12.26/sf	Full service gross	Tenant also paying back T's amortized over the life of the lease for a total of \$18,396.00. as noted in additional rent	Iowa Northland Regional Council of Govt.	229 East Park Avenue	Waterloo	IA	50703	Kevin Blanshan	319-235-0311	<a href="mailto:kblanshan@inrcog.org">kblanshan@inrcog.org</a>	
Public Safety	2790 Livingston Lane, T Hangar Space 1 & Space 2	Waterloo	50703	11/1/2011	6/30/2021		\$0.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$275.00	\$3,300.00		(2) Hangars - Full Service Gross - Hangar #1=\$125/mo & Hangar #3=\$150/mo		Airport Commission, City of Waterloo	2790 Livingston Lane	Waterloo	IA	50703	Keith Kastari	319-291-4483	<a href="mailto:keith.kastari@waterloo-ia.org">keith.kastari@waterloo-ia.org</a>
State Library of Iowa	415 Commercial Street - Rooms 311 & 312	Waterloo	50701	8/1/2011	6/30/2020	420	\$6.97	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$6.97	\$2,927.40		MOU - Full Service Gross \$244.00/month - \$2,928 annually.	Memorandum of Understanding	Waterloo Public Library	415 Commercial Street	Waterloo	IA	50701	Kim Chapman	319-291-4496	<a href="mailto:kimchapman@gmail.com">kimchapman@gmail.com</a>
Transportation	2060 Crossroads Center, Suite 103	Waterloo	50702	7/28/1995	1/31/2021	3629	\$21.85	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00	\$0.60	Yes	\$22.45	\$81,471.05	2/1/20-rent increase to \$22.51/sf	Modified Gross - pays utilities, janitorial, and trash removal & HVAC service		Waterloo Center, LLC	150 Great Neck Road, Suite 304	Greene Neck	NY	11021	Barbie Kashinejad Johnaton Harshbarger	516-773-0010 319-234-1788	<a href="mailto:barbie@namdarllc.com">barbie@namdarllc.com</a> <a href="mailto:Johnathan@waterloocenter.com">Johnathan@waterloocenter.com</a>	
Workforce Development	3420 University Avenue, Suite G	Waterloo	50701	12/1/2007	11/30/2022	7900	\$7.00	\$0.00	\$0.00	Yes	\$0.00		\$0.00		\$0.00		\$7.00	\$55,300.00		Modified Gross - pays pro rata share of utilities and trash removal		North Star Community Services	3420 University Avenue	Waterloo	IA	50701	Mark Witmer, Ex Director	319-236-0901	<a href="mailto:mwitmer@northstars.org">mwitmer@northstars.org</a>
Homeland Security - Emergency Management	7900 Hickman Road	Windsor Heights	50324	8/1/2012	9/30/2022	11152	\$11.40	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$11.40	\$127,132.80		Full Service Gross		BP Hickman Seventy Nine, L.L.C.	5601 Hickman Road, Suite 3	Des Moines	IA	50310	Kevin Krause	515-279-0286	<a href="mailto:kkrause@bprealestategroup.com">kkrause@bprealestategroup.com</a>